

SITE LOCATION: 1117 Tulane Street**AGENDA ITEM: II.z****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140227****Owner:** Melissa Kubala, The Modern Bungalow**Applicant:** same**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 10 and Tract 9, Block 205, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1-story house and two story detached garage situated on a 6,600 square foot lot.

TYPE OF APPROVAL REQUESTED: Alteration – Replace existing stucco cladding

The applicant was previously granted a Certificate of Appropriateness for an addition in November 2013. This additional scope of work became necessary once construction on the approved work started. The applicant now proposes to replace the existing stucco cladding with new stucco cladding. The existing stucco has been damaged beyond repair and is no longer structurally sound.

Project Details:

- The applicant states that the existing stucco cladding on the historic structure is damaged beyond repair and must be replaced.
- Senior structural inspector Pete Stockton visited the site and determined that there is no lath or mechanical fastener adhering the stucco to the structure.
- The stucco on the existing structure features many cracks in several places and is bowing out under its own weight.
- The applicant proposes to remove the existing deteriorating and damaged stucco from the historic structure and replace it with new stucco. The approved addition will be clad in cementitious siding.
- The stucco on the front porch columns will also be repaired, or replaced if necessary.
- All new stucco will be applied in a traditional manner and not in panels.
- See the professional engineer letter and photos for more detail.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Houston Heights Historic District. At the time of the district survey, the 1-story Craftsman-style residence constructed circa 1920 was classified as 'Potentially Contributing' to the district.

Houston Heights established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

Planning Official**Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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the feel of a small town with its historic Victorian and bungalow-style homes. Houston Heights Historic Districts West, East and South cover a large portion of the original Houston Heights plat – making Houston Heights the largest historically designated area of the city. The neighborhood boasts many structures designated as City of Houston Historic Landmarks, Recorded Texas Historic Landmarks and/or listed in the National Register of Historic Places. Houston Heights West was designated as a historic district by Houston City Council on December 19th of 2007.

APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S	D	NA			S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(11)	The proposed activity will comply with any applicable deed restrictions.			

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

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HPO File No. 140227

Site Location Map



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Photos from Historic District Inventory



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Professional Engineer Letter

Henry E. Segura, P.E.
9827 Sageaspen Lane
Houston, Texas 77089-3501

Mobile (281) 935-6020
eFax (281) 997-2084

The Modern Bungalow
950 Euclid
Houston, Texas 77009

January 22, 2014
14045-Existing Stucco System

City of Houston Project
Number 13124090

Re: 1117 Tulane - Residential Addition/Remodel
Existing Stucco System - Condition Survey

Dear Sirs,

In accordance with your request, I have inspected the existing stucco - condition survey, at the referenced address.

The existing stucco system has underlying wood framing requiring repairs, various failures of the weatherproofing membrane (black felt paper), corroded anchoring nails, and corroded metal lath, as well as, some open cracking and loose stucco. The underlying nailing and wood framing is not able to be properly inspected without major opening up the stucco. The existing installation and design can not be affirmed.

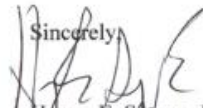
The design analysis/opinion is based on structural requirements of The International Residential Code-2006 (IRC-2006), with City of Houston Amendments and loads from 110 MPH, 3-second wind gusts.

The existing stucco system - condition survey will not meet The City of Houston Building Code. I recommend you remove it, repair underlying wood framing, install a new weather resistive barrier (WRB) and install a properly designed stucco system, based on the IRC-2006 construction requirements.

A new installed stucco system would then, be complete and functioning as required by design and meet The City of Houston Building Code.

If you have questions, or need additional service, please call.



Sincerely,

Henry E. Segura, P.E.
Professional Engineer #44619
Firm #4688

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Photographs of Stucco Condition



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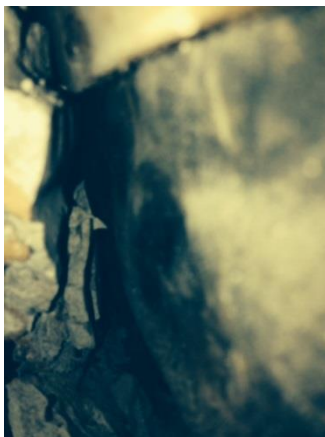
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Inspector Photos



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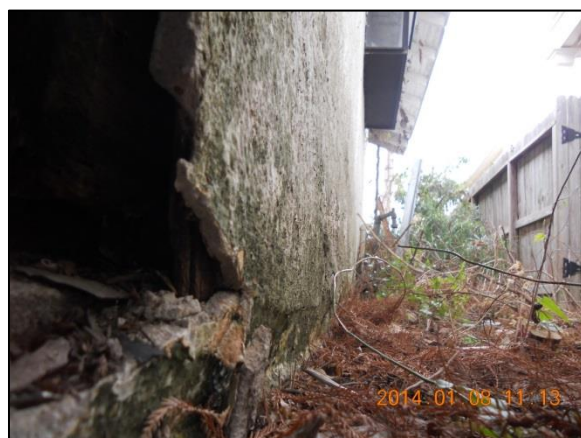
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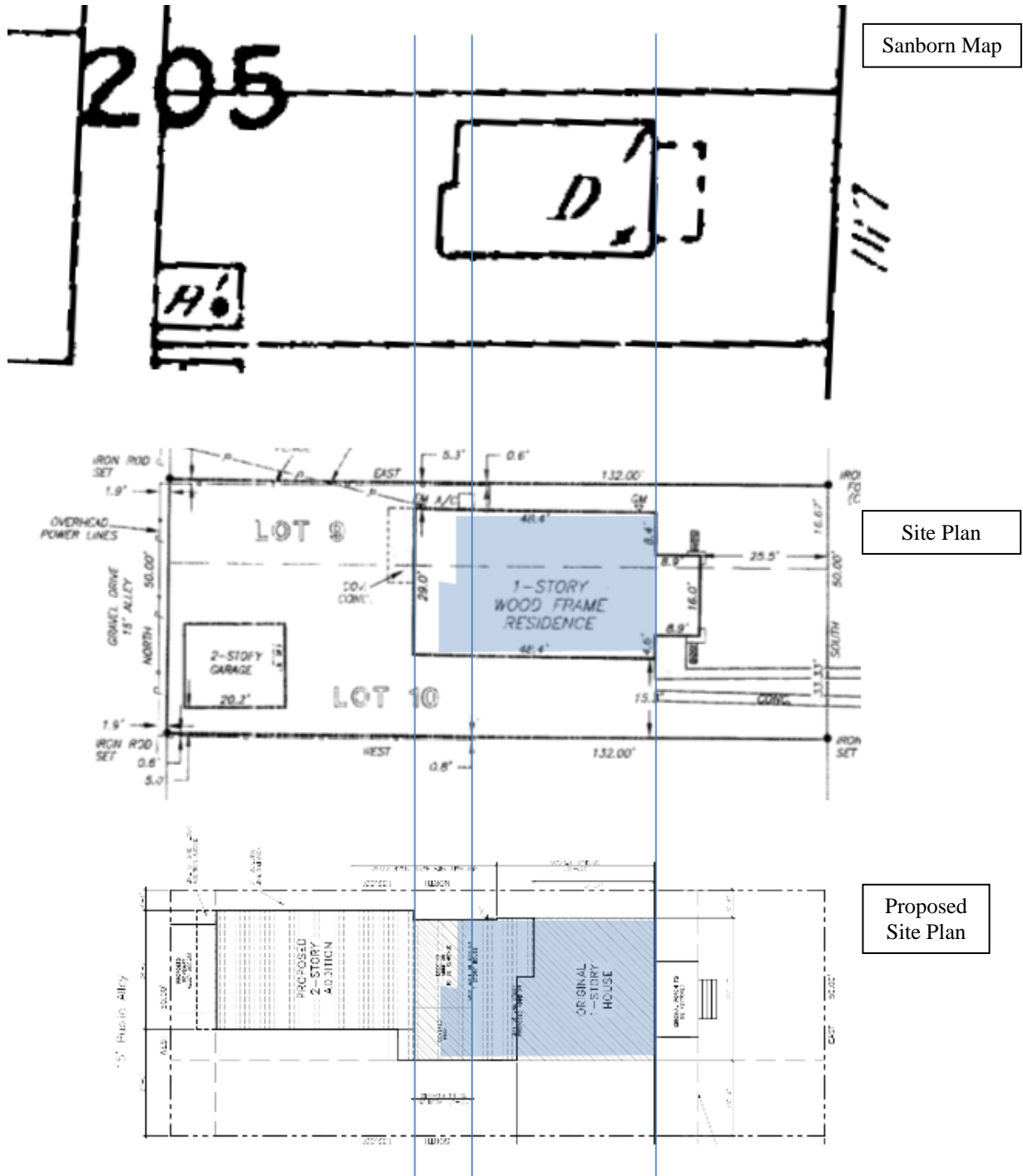
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Sanborn Map Comparison



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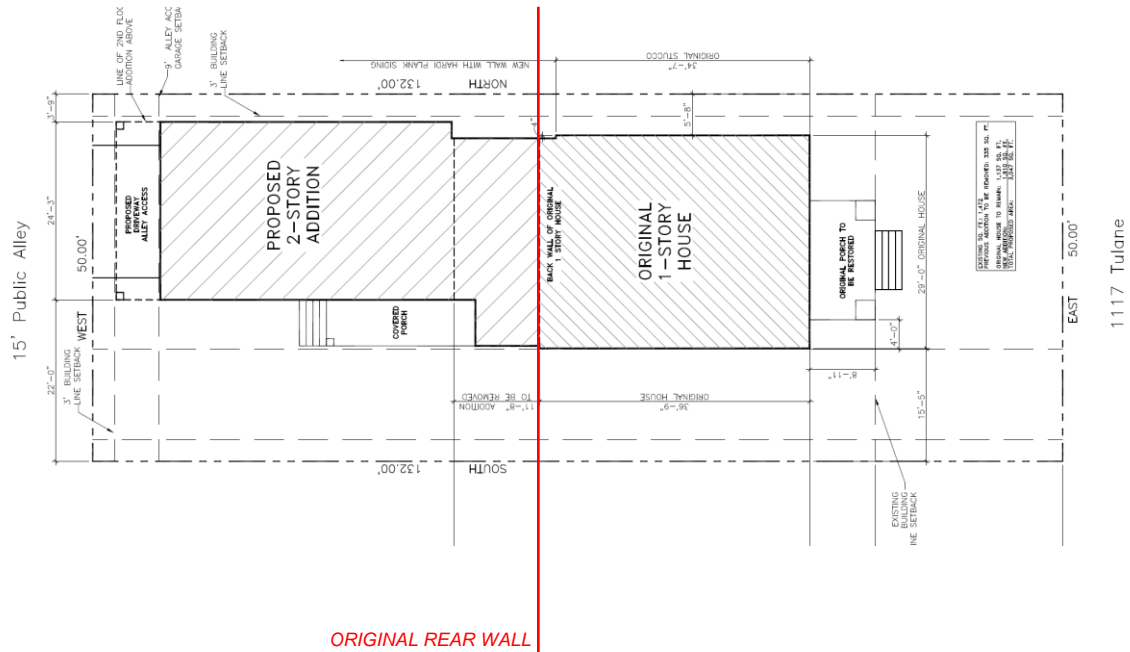
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HPO File No. 140227

Site Plan

Approved November 2013



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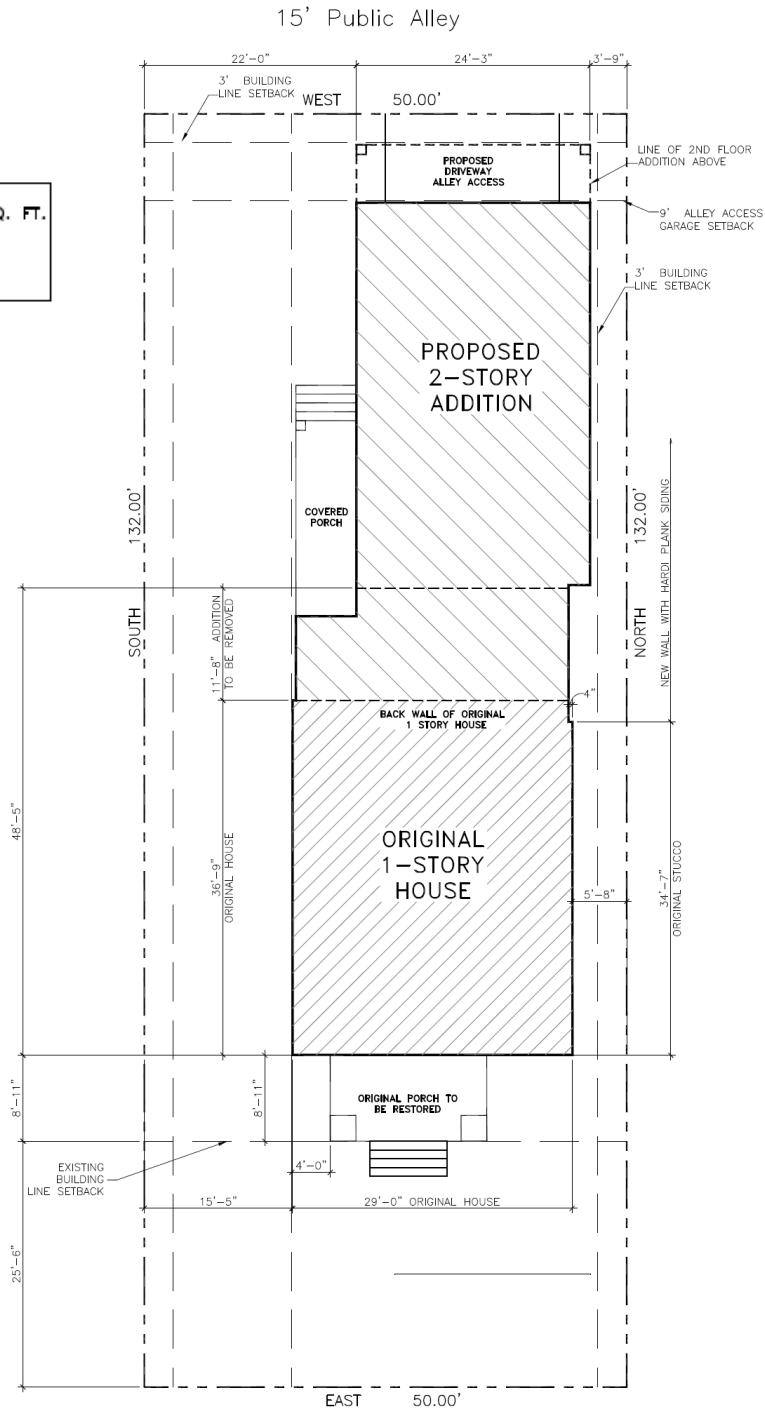
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Site Plan (Detail)**Approved November 2013**

EXISTING SQ. FT.: 1,472
 PREVIOUS ADDITION TO BE REMOVED: 335 SQ. FT.
 ORIGINAL HOUSE TO REMAIN: 1,137 SQ. FT.
 NEW ADDITION: 1,910 SQ. FT.
 TOTAL PROPOSED AREA: 3,047 SQ. FT.

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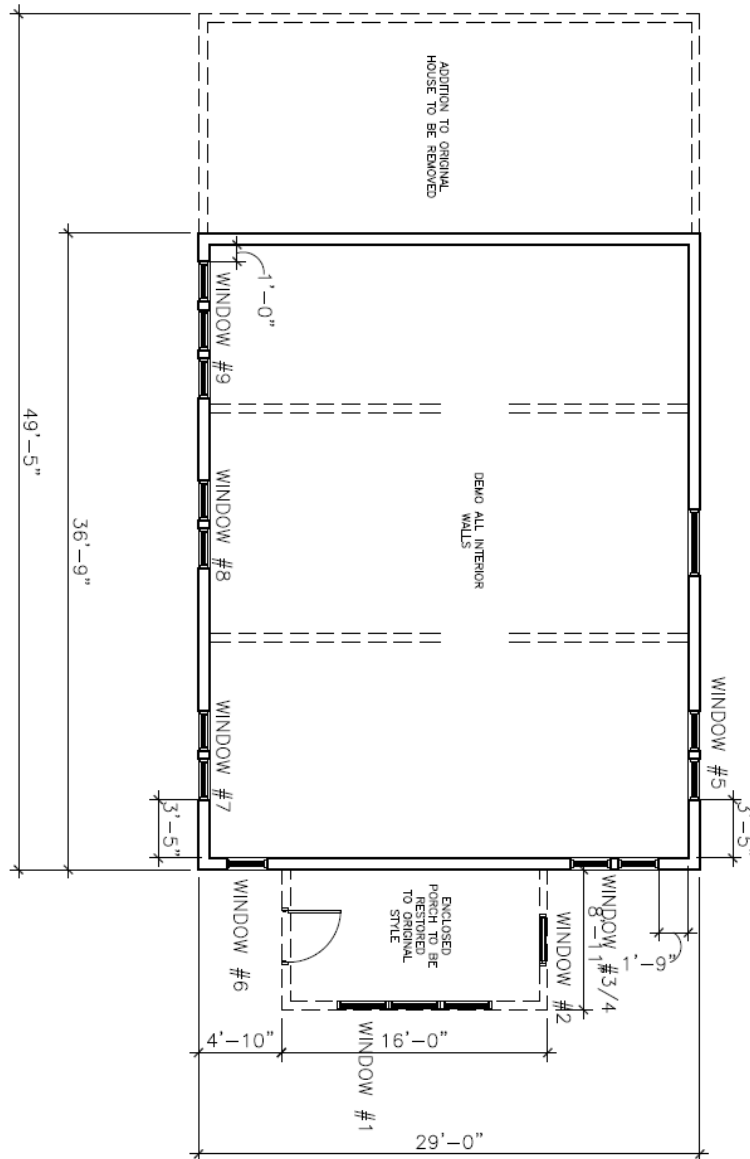
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Demolition Plan
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HPO File No. 140227

East Elevation (front facing Tulane Street)

Existing



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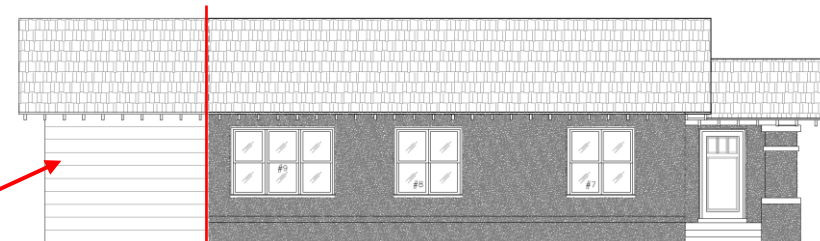
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HPO File No. 140227

South Elevation (facing side property line)

Existing

*Non-original addition
to be removed*



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ORIGINAL REAR WALL

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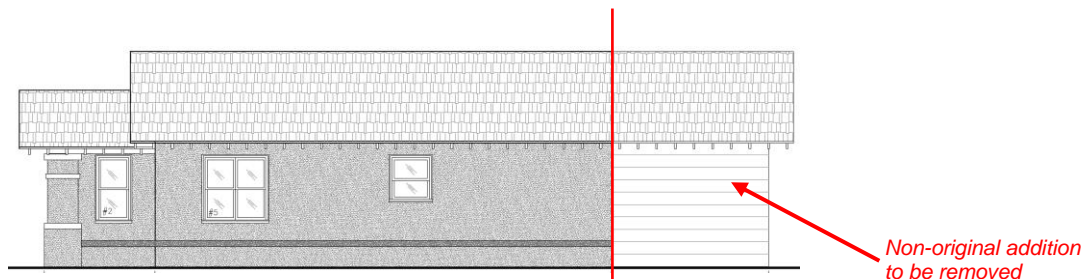
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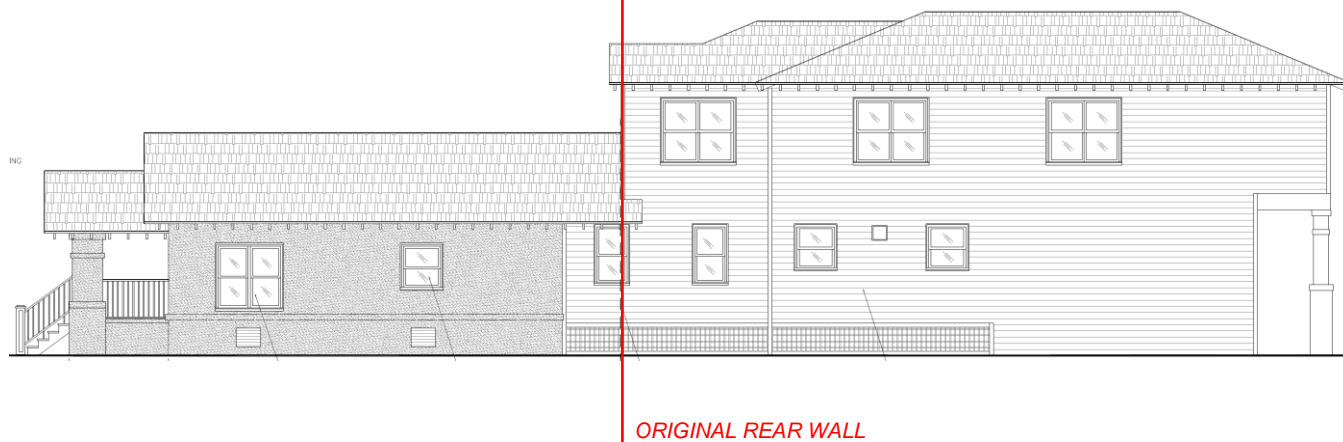
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North Elevation (facing side property line)

Existing



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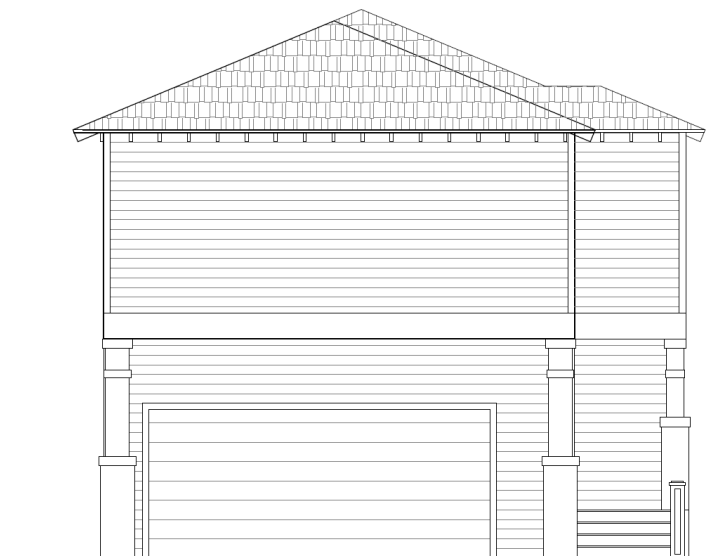
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West Elevation (facing rear property line)

Existing



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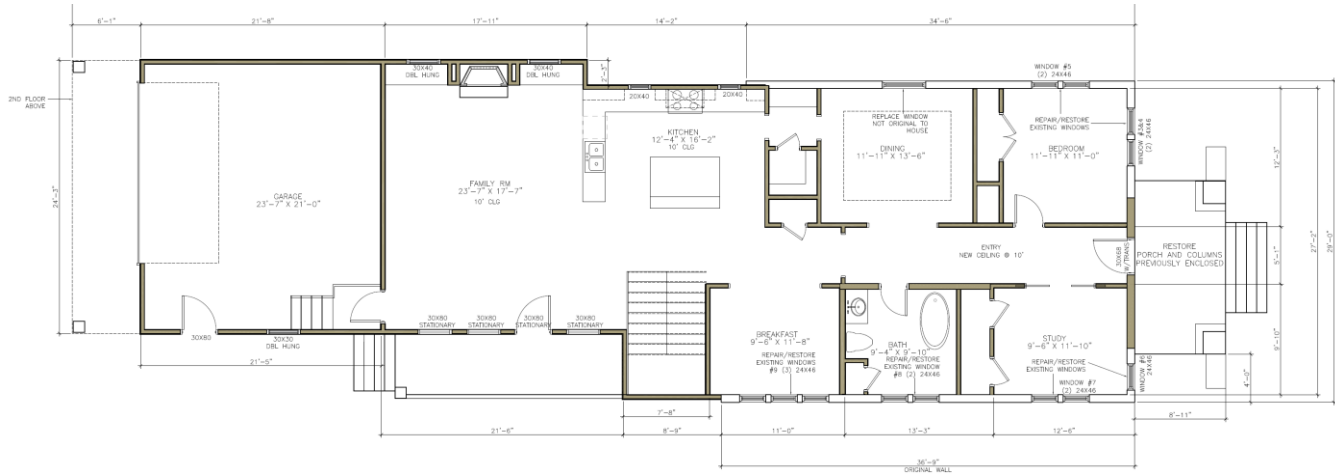
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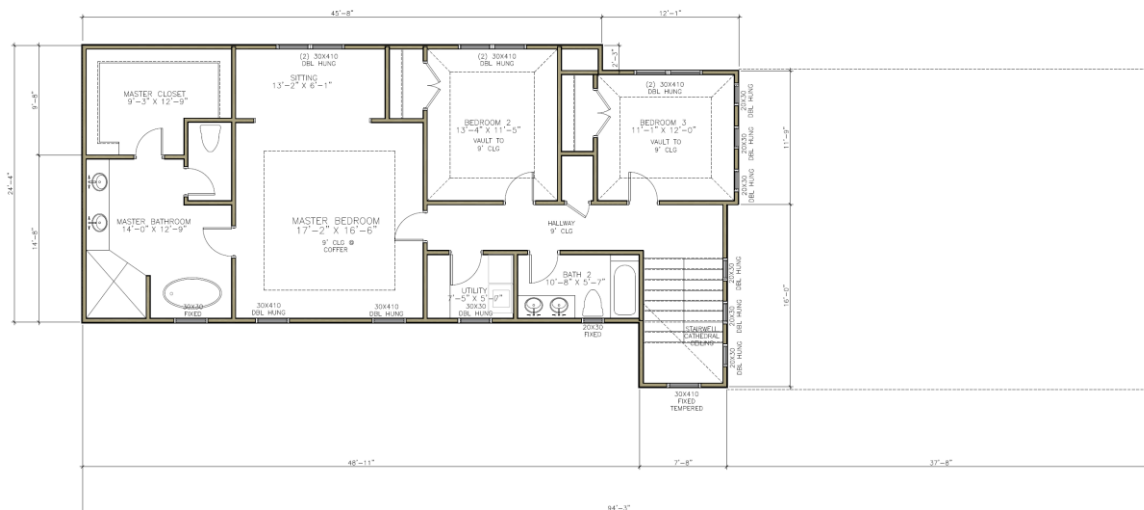
Floor Plans

Approved November 2013

First Floor



Second Floor



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